



Rep. Luis Arroyo

Filed: 4/8/2014

09800HB4125ham001

LRB098 15681 HEP 58421 a

1 AMENDMENT TO HOUSE BILL 4125

2 AMENDMENT NO. _____. Amend House Bill 4125 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Residential Real Property Disclosure Act is
5 amended by changing Sections 20 and 35 as follows:

6 (765 ILCS 77/20)

7 Sec. 20. (a) A seller of residential real property shall
8 complete all applicable items in the disclosure document
9 described in Section 35 of this Act.

10 (b) The seller shall have the sewer line from the
11 residential property to the sewer main, or in the case of a
12 septic system to the septic tank, inspected by a licensed
13 plumber using video camera inspection technology. The licensed
14 plumber shall prepare a written, dated report that includes his
15 or her review of the condition of the line. The seller shall
16 attach the report to the disclosure report form described in

1 Section 35 of this Act.

2 (c) The seller shall deliver to the prospective buyer the
3 written disclosure statement required by this Act, including
4 the report required under subsection (b), before the signing of
5 a written agreement by the seller and prospective buyer that
6 would, subject to the satisfaction of any negotiated
7 contingencies, require the prospective buyer to accept a
8 transfer of the residential real property.

9 (Source: P.A. 88-111.)".